

**ORDINANCE 1673**

**AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY IOWA, BY AMENDING THE PUD ZONING OF CERTAIN PROPERTY OWNED BY FAMILY HOMES CONSTRUCTION, LLC/HZB ENTERPRISES, LLC**

---

**WHEREAS**, on the 6<sup>th</sup> day of July, 2010, the Plan and Zoning Commission of the City of Ankeny Iowa, recommended to the City Council that the below described property be considered for an amendment to the present Planned Unit Development (PUD) classification by reducing the minimum building separation from 14 feet to 10 feet and reducing the rear yard setback along the City of Ankeny park ground from 30 feet to 10 feet in accordance with a new master plan, and;

**WHEREAS**, on the \_\_\_\_ day of \_\_\_\_, 2010, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the property described below;

**LEGAL DESCRIPTION:**

LOTS 3 THRU 10, 14, 15, 19 THRU 27, 34 THRU 44 AND OUTLOT 'X', TRADITION PLAT 3, AN OFFICIAL PLAT, CITY OF ANKENY, POLK COUNTY, IOWA.

**LAYMAN'S DESCRIPTION:**

Approximately 10.25 acres of undeveloped land located southwest of the intersection of SW Tradition Drive and SW Franklin Drive.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:**

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, be and it is hereby amended by rezoning the above described property owned by Family Homes Construction, LLC/HZB Enterprises, LLC from its present Planned Unit Development (PUD) classification to a PUD classification with a reduction in the minimum building separation from 14 feet to 10 feet and a reduction in the minimum rear yard setback along the City of Ankeny park ground from 30 feet to 10 feet in accordance with a new master plan, zoning classification.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

**PASSED** at Ankeny Iowa, this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Steven D. Van Oort, Mayor

ATTEST:

\_\_\_\_\_  
Pamela DeMouth, City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2010**

**1<sup>st</sup> Con 08/02/10 P. Hrg.  
2<sup>nd</sup> Con \_\_\_\_\_  
3<sup>rd</sup> Con \_\_\_\_\_**